



Wylie Planning and Zoning Commission

Minutes

**Wylie Planning & Zoning Commission
Tuesday June 2, 2015 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:00 PM. In attendance were: Commissioner Mike McCrossin, Commissioner Randy Owens, and Commissioner Jerry Stiller. Vice Chair Dennis Larson and Commissioner David Williams were both absent.

Staff present was Renae' Ollie, Planning Director, and Jasen Haskins, Sr. Planner.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the invocation and Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the May 19, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner McCrossin and seconded by Commissioner Stiller to approve the minutes as submitted. Motion carried 4 – 0.

REGULAR AGENDA

Regular Agenda

Item 1

Consider and act upon a Site Plan for Texeq, for an Office/Warehouse use, generally located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

Staff Presentation

Mr. Haskins stated that the applicant is proposing to develop a single-story 12,500 square foot commercial building on 0.902 acres within the Hooper Business Park.

The property is located at the southwest corner of the cul-de-sac at 210 Security Court.

The proposed use is Light Assembly use, which is allowed by right within the Light Industrial District.

Staff recommends approval.

Board Discussion

Mr. Rick Parker, 210 Security Court, applicant, stated that both properties to the west are developed and have fire lanes going up to the edge of the subject property. The property does have a drainage easement to the north of the property.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to approve the Site Plan for Texeq, located 210 Security Court, Block A Lot 11 of Hooper Business Park. Motion carried 4 – 0.

Item 2

Consider and act upon a Site Plan for Office/Warehouse use, generally located at 120 Security Court, Block B Lot 4 of Hooper Business Park.

Staff Presentation

The applicant is proposing to develop a single-story 5,990 square foot office/warehouse use building. Office/Warehouse is an allowed use within the Light Industrial District.

The property is 0.737 acres in size and is generally located at 120 Security Court.

The property shares access and a fire lane with 110 Security Court. The properties will require an Amended Plat to dedicate the easement before a Certificate of Occupancy is issued.

The Site Plan is recommended for approval with the stipulation that the Amended Plat be completed before final occupancy of the building.

Public Comments

Commissioners questioned what would constitute a traffic light at Hooper and FM 544 and when will the stop sign be removed at Hensley and Hooper. Mr. Haskins stated that he would ask the City Engineer.

Board Action

With no questions for the applicant, a motion was made by Commissioner Owens, and seconded by Commissioner McCrossin, to approve Site Plan for Office/Warehouse use, 120 Security Court, Block B Lot 4, of Hooper Business Park. Motion carried 4 – 0.

Public Hearing

Item 1 – Replat

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

Staff Presentation

Ms. Ollie stated that the Replat will create two lots, on two existing buildings. Lot 5R for an existing Aluma Graphics, and Lot 6R will create a future Minor Auto Repair and Warehouse.

Public Comments

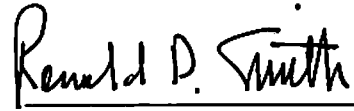
Chair Smith opened the Public Hearing. With no one approached the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to recommend approval to the City Council for Replat Hooper Business Park, Block A, Lot 5R. Motion carried 4 – 0.

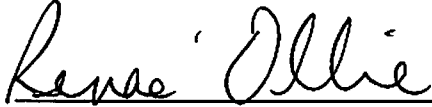
ADJOURNMENT

A motion was made by Commissioner Owens and seconded by Commissioner McCrossin to adjourn the meeting at 6:27PM. All Commissioners were in consensus.



Ron Smith, Chair

ATTEST:



Renae' Ollie, Planning Director